

Real Estate

Page 1, Section G

Real Estate Ad Index

CLASSIFICATION	NUMBER
Real Estate For Sale	300-388
Homes For Sale By City	304-348
Homes For Sale By County	352-387
Misc. Real Estate	388-388
Commercial/Industrial	390-398
Real Estate For Rent	400-444

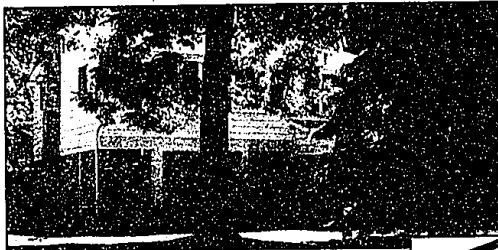
Our complete index can be found inside this section

HOME SEEKER'S CHECK LIST

- ☐ SELLER DISCLOSURE STATEMENT (REQUIRED BY LAW)
- ☐ LEAD DISCLOSURE STATEMENT (REQUIRED BY LAW)
- ☐ HOUSE SPEC SUMMARY SHEET (ROOM DIMENSIONS, ETC.)
- ☐ SCHOOL DISTRICT SERVING NEIGHBORHOOD (WHERE EXACTLY ARE BUILDINGS, BUS PICKUP?)
- ☐ AGE OF MAJOR MECHANICAL/STRUCTURAL COMPONENTS (FURNACE, HOT WATER HEATER, SINGLES, ETC.)
- ☐ APPLIANCES INCLUDED?
- ☐ PROPERTY TAXES (BASED ON SELLING PRICE, NOT CURRENT RECORDS)
- ☐ MUNICIPAL SERVICES PROVIDED (TRASH COLLECTION, LEAF PICKUP, SNOW REMOVAL, LIBRARY)
- ☐ CONDITION OF NEIGHBORING PROPERTIES

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**Spectacular 4 Bedroom
In Southfield**

**OPEN SUNDAY 1-4
27126 Charles Court
Southfield
Priced at \$169,900**

This spectacular home has been extremely well maintained and updated by the current owners. This special home has been decorated in neutrals and is in absolute move in condition. Built in 1961 with almost 1900 square feet the home features 4 bedrooms, 2 full baths, powder room, open and bright living room that leads into the formal dining room with parquet floor a pocket door separates the dining room from the updated kitchen with beautiful Oak cabinets.

The family room has gorgeous brick fireplace with raised hearth and wood mantel and doorwall to private patio and backyard. The unfinished basement has large crawl space for added storage. The two car attached garage has an automatic door opener and direct entry to the house. The many updates include all baths with top of the line fixtures (a must see master bath), interior and exterior paint, carpet, dishwasher, hardwood floors in the foyer

(dazzling), furnace, humidifier, some windows, hot water tank, Oak handrails, aluminum gutters, soffits, and fascia, and kitchen.

The home is located in one of Southfield's most desired subdivisions commonly known as Beacon Square. The Beacon Square association beautifully maintains the entry ways, common areas, and swim club of which membership is available. Located close to shopping, transportation, dining, entertainment, and walk to Leonard Elementary, Birney Middle, and Southfield Lathrup High School. A truly wonderful neighborhood located in a city that maintains its infrastructure and prides itself on citizen involvement.

Offered by Paul A. Gaudio
Century 21 Today
32100 Telegraph Rd., Suite 175
Bingham Farms, MI 48025
248-647-7321



**City of Birmingham
is your back yard**

**OPEN 1-4
SATURDAY & SUNDAY
662 Purdy
South of Brown, West of Woodward
(248) 258-1116 or
(248) 540-1230**

This apartment style condominium offers many assets to a busy lifestyle. Imagine having the City of Birmingham as your back yard with all the activities of downtown at your fingertips!

This one bedroom one bath unit was the model and features many extras such as: closets done by California Closets, two doorways with full length plantation shutters, full size stackable washer and dryer by Maytag.

The location on the first floor with reserved parking directly outside give wonderful access.

All the units in the building also feature Jenn-Aire kitchen appliances including

gas range, built-in microwave and dishwasher and refrigerator/freezer with water and ice on the door. All kitchens also feature Corian counters and white Innsbruck cabinets.

This unit has tiled floor in kitchen, dining and foyer areas leading to carpet in the living room and bedroom areas. The bath is tiled and also features Innsbruck cabinets and Corian counters as well as mirrors and Delta faucet's.

There are crown moldings in the living room, kitchen, dining and bedroom areas.

The building offers an elevator in the three-story foyer as well as two stairwells on either end. There are storage closets that go with each unit.

There are other one and two bedroom units still available with one or two bathrooms.

All built to the exceptional standards of Timlin Development.

Prices in the building range from \$169,900 to \$299,900. We offer five different styles of floor plans to choose from. They are ready to move in today!

WHEN ONLY THE BEST WILL DO...

A SAMPLING OF LUXURY HOMES OFFERED EXCLUSIVELY BY CENTURY 21 ASSOCIATES



**The new symbol
of prestige in the
real estate industry.**

Around the World.

If you think the buyer for your luxury home will come from your own neighborhood, think again. The more unique the property, the wider the net you must cast. That's why the capabilities of CENTURY 21 Fine Homes & Estates offices should be of interest to you.

First, global scope - part of an international network of more than 6,000 offices on four continents. Second, our expertise - offices with this coveted designation have a proven track record in marketing higher priced properties.

And most important, sophisticated marketing programs - they can reach out to affluent buyers around the world. From specialized brochures to computerized databases to extensive advertising opportunities in prominent national magazines, they have access to all of the tools necessary to succeed in the upscale marketplace.

If you're thinking of buying, selling, or working in luxury real estate, find out more about the benefits available at CENTURY 21 Associates which displays the new symbol of prestige in real estate, CENTURY 21 Fine Homes & Estates.



This Architecturally Distinctive Home is truly a showplace! Hardwood floors throughout, marble foyer, crystal chandeliers and scones, it is very inviting. Every room re-decorated, hall & stairs have commercial grade wool carpeting. The slate floor on screened in porch, overlooks pool with lighted ceiling fans. Foyer has French doors. The interior is as charming as the exterior! \$690,000.
CENTURY 21 Associates • (313) 886-5040



Harrison Township - "Magnificent Lakefront Home" Totally updated in 1993! Kitchen with white tiled floor, Corian counters & sink, built in range & ovens. Sun room with imported tile, Andersen windows, cathedral ceiling in master with view of the lake! Master bath with jacuzzi & rainfalls. Full bath on 1st & 2nd floor. 2-tiered deck! Steel snowfall. 2 boat hoists! Call for more information! (\$822)
CENTURY 21 Associates • (810) 294-3655



St. Clair Shores - "Gorgeous Lake Front Home!" Prestigious home located on lake St. Clair, 4 bedroom, 4 1/2 bath brick colonial. Built in 1980, 4+ heated car garage, all wet plaster. Private balcony off master & 2nd bedroom, marble master bath with whirlpool tub. 40 foot boat & dock & separate 8 ton boat hoist. Call for many amenities! (J034)
CENTURY 21 Associates • (810) 294-3655



Rochester Hills - Pondsicle Paradise. Artful water view historic ranch. Beautifully kept brick / wood 3 bedroom, 2 1/2 bath home, nestled in the woodland, dock. Skylights, bay windows, greenhouse window, pegged oak flooring, tile flooring, recessed lighting, private master suite. Remodeled. (OE19WAS) \$525,000.

CENTURY 21 Associates • (248) 299-6200



Clinton Township - Squeezed for Space? With nest extra, this 5 bedroom, 6 bath home deserves applause! Quiet street, first-owner care. 4 fireplaces. ALSO *Architect-designed *National Register *Near schools - recreation *Historic *Custom *Corporate owned. An excellent value! (OE37CAM) \$760,000.

CENTURY 21 Associates • (248) 299-6200



Stunning!! Wonderful opportunity to own fine 4-5 bedroom traditional home on private cul-de-sac on wooded lot. This unique home has five fireplaces, recessed lights galore, sun room 13 x 13, bonus room 34 x 10. Master suite has sitting room, dressing area, jacuzzi. Gourmet kitchen with granite island and fireplace. Lower level walk-out with fireplace. 5,825 square feet. \$799,900.
CENTURY 21 Associates • (248) 626-5000